Bk 44

WARRANTY DEED

BOOK 11529 PG. 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Gerald A. Winer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES: 4/2/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walton D. Barker	Sunshine Mortgage Corporation	MAP 131-6-D
(NAME)	(NAME)	
404 Clifton Place	P. O. Box 9274	PARCEL 404 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Marietta, Georgia 30065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Amy Smith Heinz and Milton Woodside, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walton D. Barker and Gerald A. Winer, as Tenants in Common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 404 of Burton Hills Townhomes, Village of Belair, Phase I, a condominium created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827 and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Amy Smith Holder, a/k/a Amy Carolyn Smith by deed from Charles Hill Anderson, single of record in Book 9957, page 213, said Register's Office. Amy Smith Holder conveyed her interest in said real property by Quitclaim Deed to Amy Smith Heinz and Milton Woodside, as Tenants in Common, of record in Book 10905, page 508, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan

CONTINUED

unimproved ( )
This is improved (X) property, known as 404 Clifton Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of June 1999

Amy Smith Heinz

Milton Woodside

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER REFERENCE
99 JUN 15 PM 4:01
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

06002555

BOOK 11529 PG. 376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Smith Heinz and Milton Woodside, as Tenants in Common

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1999.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

of record in Book 6690, page 70, said Register's Office; (c) charter of record in Book 6517, page 505, Book 6921, apge 214 and Book 6921, page 220, said Register's Office; and (d) Master Deed of record in Book 6690, page 70, Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325 and Book 9398, page 43, said Register's Office.

0233 06/15 0101 03CHECK 606.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11529 PG. 378

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

155900-00

CON TX 591.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 606.63
CHECK 606.63

06/15/99 01 16:04 0001 0233

0600255

REFERENCE

99 JUN 15 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474645